



THE
A-TEAM

**RE/MAX
FIRST**

930 16 Avenue #2407, Calgary T2R 1C2

MLS® #: **A2121075**

Area: **Beltline**

Listing Date: **04/11/24**

List Price: **\$745,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2019**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **925**
Low Sqft:
Ttl Sqft: **925**

Access:

Lot Feat:

Park Feat: **Assigned, Parkade, Underground**

DOM

38

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof:
Heating: **Fan Coil, Natural Gas**
Sewer:
Ext Feat: **Balcony, BBQ gas line, Fire Pit, Storage**

Construction: **Concrete, Metal Siding**
Flooring: **Laminate, Tile**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings**
Int Feat: **Elevator, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	14`7" x 11`8"
Dining Room	Main	14`7" x 7`8"
Walk-In Closet	Main	6`10" x 4`9"
Bedroom	Main	12`0" x 9`0"
Foyer	Main	8`0" x 6`1"
Balcony	Main	33`0" x 6`6"

Room	Level	Dimensions
Living Room	Main	13`5" x 11`6"
Bedroom - Primary	Main	14`10" x 10`0"
4pc Ensuite bath	Main	11`5" x 4`11"
4pc Bathroom	Main	8`1" x 5`4"
Laundry	Main	3`0" x 2`10"

Legal/Tax/Financial

Condo Fee:
\$820

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **1910993**

Remarks

Pub Rmks: **Welcome to THE ROYAL, sophisticated urban luxury living in the heart of Calgary's vibrant Beltline neighborhood. Strategically situated just steps away from the bustling 17th Avenue Shopping & Entertainment District, THE ROYAL stands as a testament to contemporary elegance and convenience. Crafted by renowned developers BOSA Developments, THE ROYAL boasts a stylish and modern design that sets it apart in the Beltline. Ensuring your peace of mind this building offers round-the-clock concierge and security services, along with three high-speed elevators for quick access to your residence. Perched on the 24th floor in the sunny southwest corner, this two-bedroom unit is flooded with natural light with its wall-to-wall, floor-to-ceiling windows that offer breathtaking views of the Rocky Mountains and overlooking Mount Royal. Step inside to discover a thoughtfully designed interior adorned with wide plank laminate floors and painted flat ceilings, exuding a sense of sophistication at every turn. The functional kitchen is equipped with quartz counters and premium appliances, including a Bosch gas range/dishwasher/refrigerator, Panasonic microwave, and Whirlpool laundry. The owner's suite faces south and has a large walk-in closet and a luxurious ensuite with shower and double vanity. In addition, there is a large separate second bedroom that faces west, another 4-piece bath, and in-suite laundry. Unwind and entertain on the spacious balcony where you can soak in the panoramic vistas and enjoy the vibrant ambiance of 17th Avenue below. Elevating your urban lifestyle, membership in CLUB ROYAL grants you access to a fully equipped fitness facility, steam room, sauna, squash court, social lounge with TV and, and a spacious outdoor patio area with BBQs. Additionally, indulge in the convenience of Urban Fare Premium Grocery Store and Canadian Tire Express Store located right next door. With Mount Royal Village, Good Life Fitness, and Tompkins Park just steps away, THE ROYAL offers unparalleled convenience and access to the best of inner-city living. Experience the luxury of urban sophistication and make this property your inner-city home today. Check out the video in media link or book your private showing today!**

Inclusions: **N/A**
Property Listed By: **RE/MAX Real Estate (Mountain View)**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

















